



Cambridge Road, Southport PR9 9RH

- 🏠 **Detached Chalet Style House**
- 🏠 **Four Bedrooms**
- 🏠 **Living Room With Dining Area**
- 🏠 **Bathroom & Shower Room**
- 🏠 **Double Garage**
- 🏠 **Gardens**

Offered for sale with no onward chain, this detached chalet style house provides well planned accommodation on a generous plot within easy reach of the shops and amenities of Churchtown village.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Hall, spacious Living Room open to Dining Area, fitted Kitchen, two Bedrooms with fitted wardrobes and a Shower Room on the ground floor with two further Bedrooms and Bathroom on the first floor. Outside, the property has a paved front garden with established borders whilst the rear garden has a detached double garage, paved patio area, lawn and mature borders.

Cambridge Road is conveniently located for access to Churchtown Shopping Village, the Town Centre and Hesketh Park.

**Price: £275,000** Subject to Contract

Viewing: Strictly by arrangement with the Agents (01704) 500 008



## GROUND FLOOR:

**HALL** Upvc double glazed entrance door and side panel to side, wooden flooring, staircase to first floor landing with built in under stairs storage cupboard.

**LIVING ROOM WITH DINING AREA** 23' x 18' (7.01m x 5.49m) Two upvc double glazed bay bow windows to front, coal effect gas fire set in marble style surround, coving to ceiling, door to Kitchen.

**KITCHEN** 11' 3" x 8' 2" (3.43m x 2.49m) Fitted with a matching range of base and eye level cupboards with round edged worktops, 1+1/2 bowl sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in electric oven, built-in four ring ceramic hob with extractor hood over, upvc double glazed window to side.

**BEDROOM 1** 11' 9" x 11' 7" (3.58m x 3.53m) Upvc double glazed window to rear, fitted bedroom suite with a range of wardrobes corner display units, coving to ceiling.



**BEDROOM 2** 11' 7" x 10' 11" (3.53m x 3.33m) Upvc double glazed window to rear, three built-in single wardrobes, wooden flooring, coving to ceiling, upvc double glazed double doors to garden.



**SHOWER ROOM** Fitted with three piece suite comprising shower enclosure, vanity wash hand basin with mixer tap and wc with hidden cistern, wall mounted mirror, mirrored cabinet, shaver point, upvc obscure double glazed window to side, wooden flooring.

## FIRST FLOOR:

**BEDROOM 3** 18' x 12' (5.49m x 3.66m) Upvc double glazed window to front.



**BEDROOM 4** 12' x 11' 7" (3.66m x 3.53m) Upvc double glazed window to rear, built-in wardrobes to one wall, access to loft space.



**BATHROOM** 8' 5" x 5' 6" (2.57m x 1.68m) Fitted with three piece coloured suite comprising deep panelled bath, pedestal wash hand basin and low-level wc, tiled surround, mirrored cabinets, upvc obscure double glazed window to side, built-in cupboard housing wall mounted gas combination boiler.



**OUTSIDE:** The property has a paved front garden with established borders whilst the rear garden has a detached double garage, paved patio area, lawn and mature borders.



**Council Tax Banding:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band E.

**Tenure:** Yet to be formally verified.

**Please Note:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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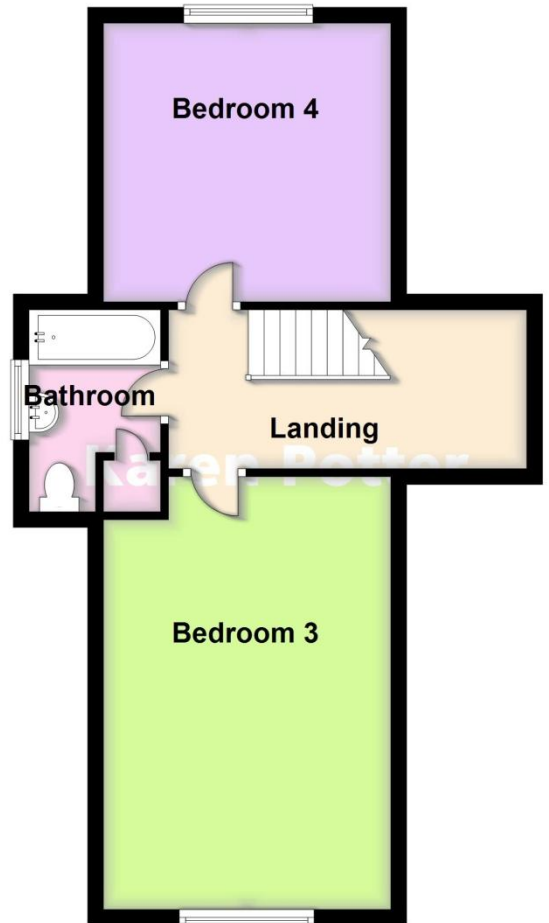
### Ground Floor

Approx. 79.3 sq. metres (853.2 sq. feet)





### First Floor

Approx. 47.0 sq. metres (505.8 sq. feet)



Total area: approx. 126.3 sq. metres (1359.0 sq. feet)

| Energy Efficiency Rating                    |          | Current                 | Potential   |
|---|----------|-------------------------|---|
| Very energy efficient - lower running costs |          |                         |   |
| (92-100)                                    | <b>A</b> |                         |   |
| (81-91)                                     | <b>B</b> |                         |   |
| (69-80)                                     | <b>C</b> |                         |   |
| (55-68)                                     | <b>D</b> | 64                      |   |
| (39-54)                                     | <b>E</b> |                         |   |
| (21-38)                                     | <b>F</b> |                         |   |
| (1-20)                                      | <b>G</b> |                         |   |
| Not energy efficient - higher running costs |          |                         |   |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |          | Current                 | Potential   |
|---|----------|-------------------------|---|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |          |                         |   |
| (92-100)  | <b>A</b> |                         |   |
| (81-91)   | <b>B</b> |                         |   |
| (69-80)   | <b>C</b> |                         | 78  |
| (55-68)   | <b>D</b> | 56                      |   |
| (39-54)   | <b>E</b> |                         |   |
| (21-38)   | <b>F</b> |                         |   |
| (1-20)  | <b>G</b> |                         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |          |                         |   |
| England, Scotland & Wales                                       |          | EU Directive 2002/91/EC |  |

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY. Details prepared 24/08/2018